



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**□ Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

**□ Regional Office**

507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** COVINGTON (Formerly HARP) ESTATES SITE PLAN  
(PROPOSED 124 UNITS MULTI-FAMILY)  
**PROJECT LOCATION:** TEMPLE HILL ROAD (NYS RT. 300)  
SECTION 65 – BLOCK 2 – LOTS 1.1, 1.2, & 3  
**PROJECT NUMBER:** 01-41  
**DATE:** 9 JULY 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 3 TAX  
PARCELS WITH 124 MULTI-FAMILY HOUSING UNITS. THE  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 13 JUNE 2001, 10  
OCTOBER 2001,  
22 MAY 2002 AND 25 SEPTEMBER 2002 PLANNING BOARD MEETINGS.

1. The property is located in the R-5 Zoning District of the Town. It is also in the designated Historic Corridor (400 ft. back from right-of-way). As previously noted, the bulk information is correct as presented.
2. The application most recently had a public hearing before this Board in September 2002. The "delay" in their ability to seek approval has been the issue of the water district extension, which *was not* approved by the Town Board. Notwithstanding same, the applicant has indicated they have obtained all other approvals and is seeking a conditional approval from this Board at this time. The applicant has been cautioned (and should be reminded on the record again at this meeting) that there is an expiration for site plan approval per the Town Code (180 days to meet conditions of approval, with a maximum of two 90-day extensions possible).
3. The Board should verify that SEQRA has been completed for this application.
4. If the Board grants conditional final approval, the conditions should include the following, and any others established by the board:
  - That the applicant receives final approval from the Town Board for the extension of the water district to service this development.

- Write off from the Town Engineer and CAMO regarding adequate sewer collection capacity.
- Final review of plan set for compliance with all previous comments and requirements.
- The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.
- Verify that the numbering and road names have been approved in conformance with the 911 Policy of the Town.
- Payment of all applicable fees and submittal of any documents required by Town for offers of dedication or easements.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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